

**Application No.**  
**SV-16-02-02**  
**(Street Vacation)**

**Applicant**  
**Tiny and Patricia Van Tonder /**  
**River Drive**

**Legislative**

**Commission Dist. I**



Community  
Development

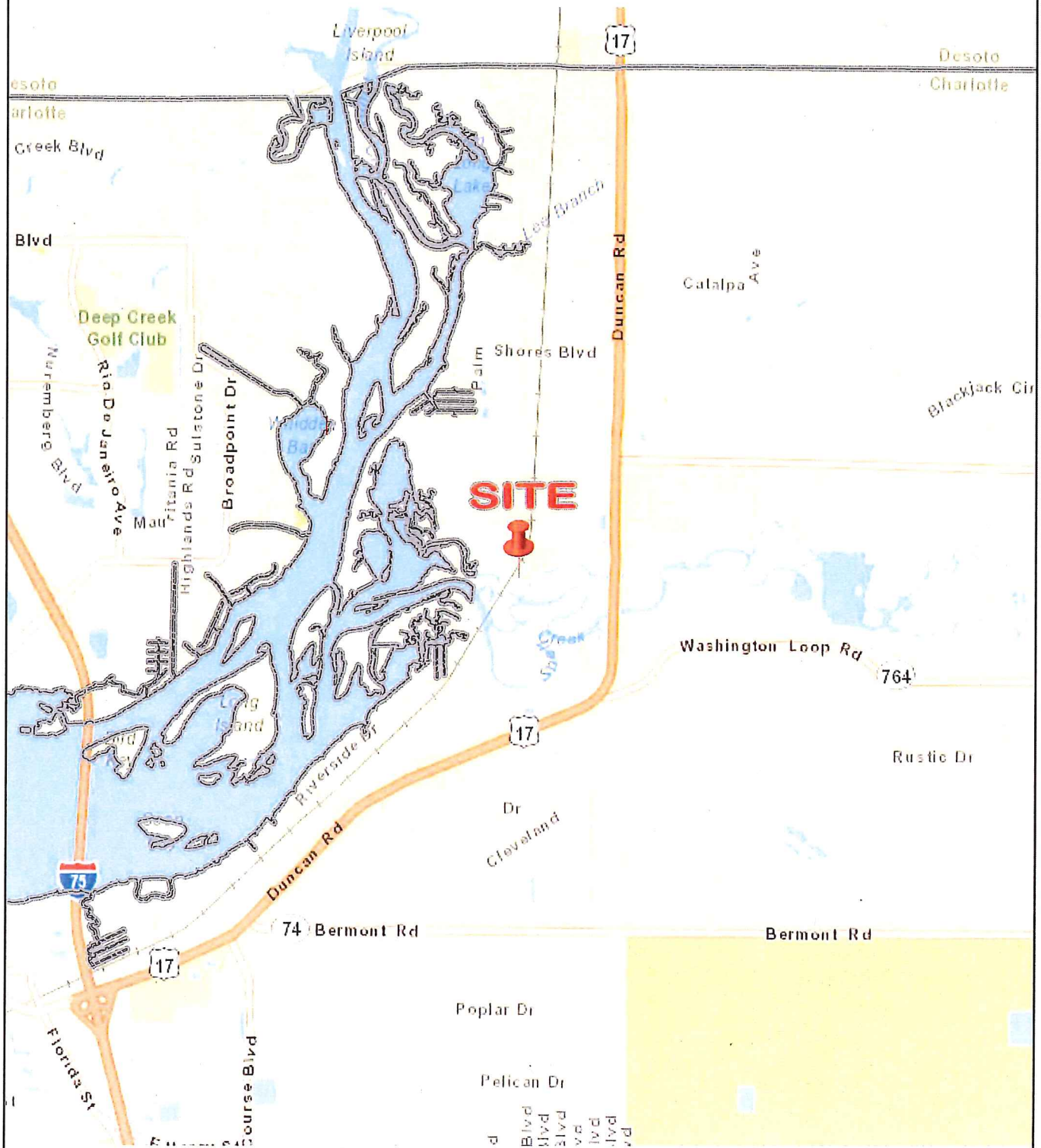
Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov

# CHARLOTTE COUNTY

## Location Map for SV-16-02-02



24/40/23 East County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7680 Date Saved: 2/22/2016 8:43:53 AM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-02-02\VPCKT\_LocationSV-16-02-02.mxd



NOT TO SCALE

© Copyright 2016 Port Charlotte, FL by Charlotte County



Community  
Development

## CHARLOTTE COUNTY

Future Land Use Map for SV-16-02-02

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov

Preservation



### 24/40/23 East County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7680 Date Saved: 2/22/2016 10:47:05 AM

Path: M:\Departments\LIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-02-02\PKCT\_FlumSV-16-02-02.mxd



NOT TO SCALE

© Copyright 2016 Port Charlotte, FL by Charlotte County





Community  
Development

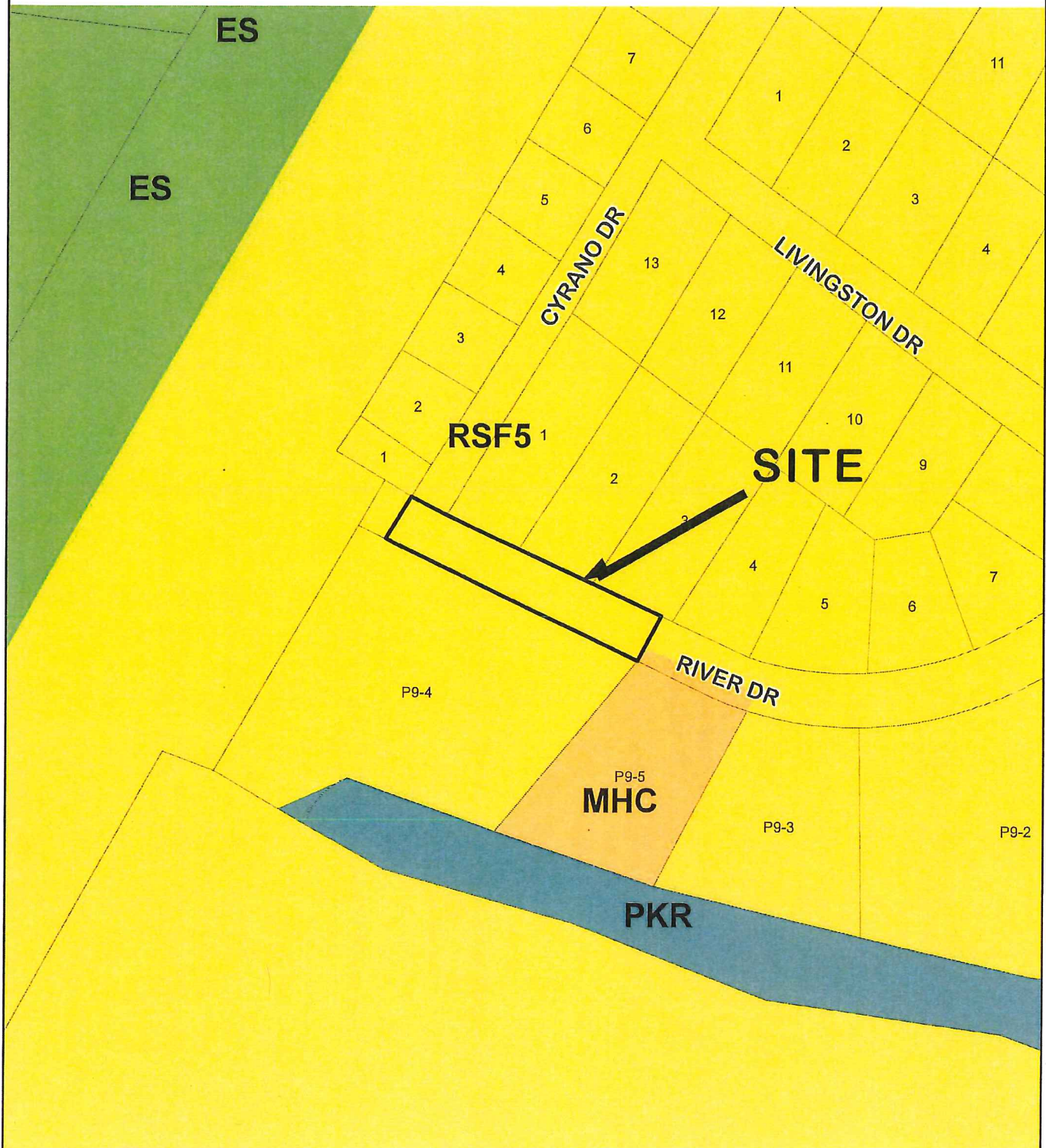
Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov

# CHARLOTTE COUNTY

## Zoning Map for SV-16-02-02



24/40/23 East County

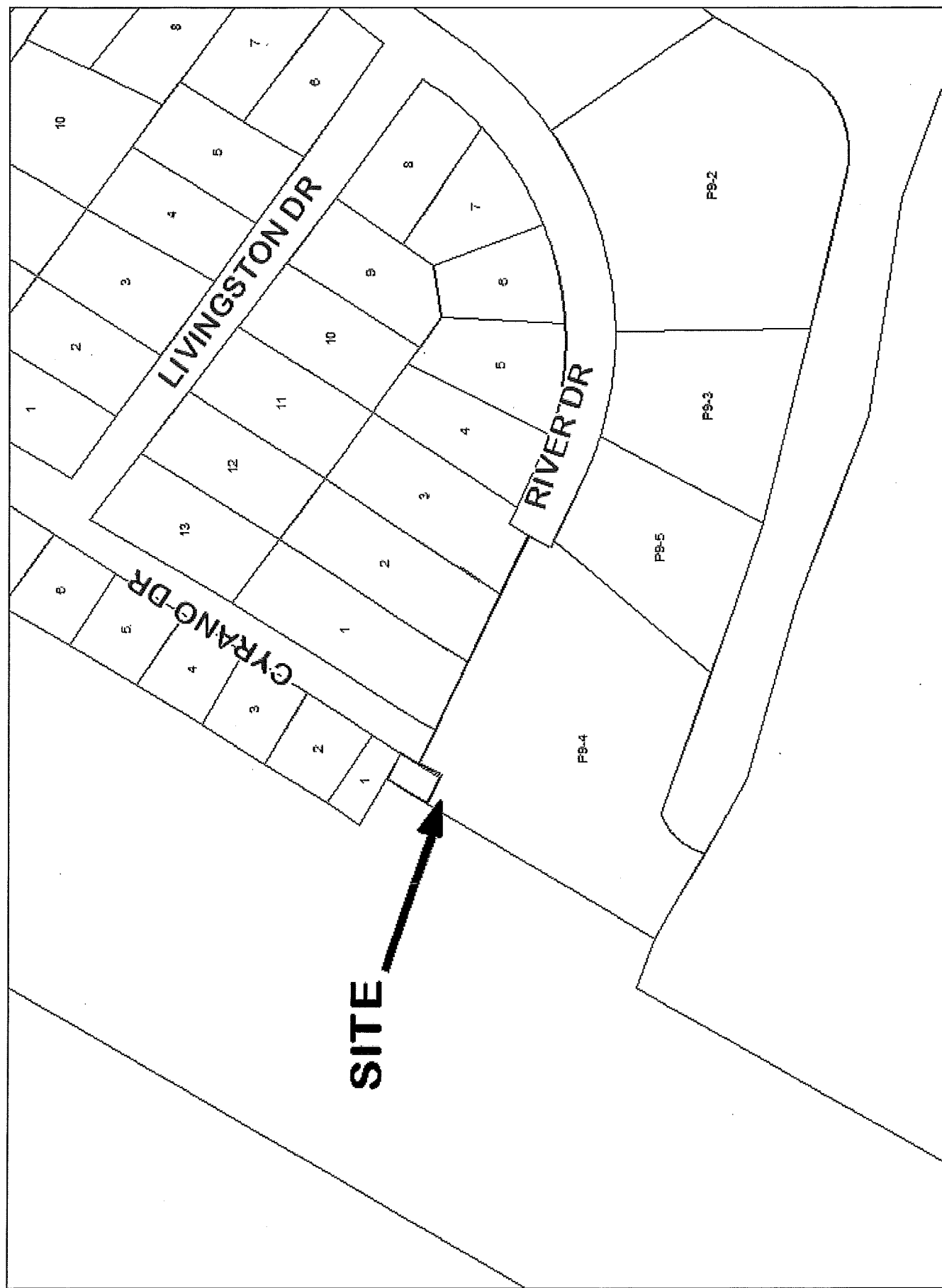
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D, Vance 7680 Date Saved: 2/22/2016 8:54:17 AM

Path: M:\Departments\LLIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-02-02\PKT\_ZoningSV-16-02-02.mxd



NOT TO SCALE

© Copyright 2016 Port Charlotte, FL by Charlotte County



## SV-16-02-02 - Proposed Changes





## MEMORANDUM

**Date:** March 24, 2016

**To:** Charlotte County Board of County Commissioners,  
Planning and Zoning Board

**From:** Steven A. Ellis, Planner II *SAE*  
Community Development / Zoning

**Subject:** SV-16-02-02, Street Vacation, River Drive  
Applicant: Tiny and Patricia Van Tonder

---

Tiny and Patricia Van Tonder are requesting to vacate a portion of River Drive, a total of 0.11 acres, more or less, part of San Souci Subdivision Unit A, as recorded in Plat Book 1, Page 48, of the Public Records of Charlotte County, Florida. The targeted segment is located south of Livingston Drive, north and west of Shell Creek, and east of the CSX Railroad right-of-way, in Section 24, Township 40S, Range 23E, in Commission District I.

The subject right-of-way lies outside the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Low Density Residential. The underlying Zoning District is Residential Single-family 5 (RSF-5). It lies within Flood Zone 8AE, and within Storm Surge Evacuation Zone A.

The applicants own the property abutting the south side of River Drive. They have obtained a letter of no objection from the owner who abuts the north side of River Drive. If approved, this street vacation will also successfully resolve a Code Enforcement case at this location. No residents will be denied reasonable access to their property as a result.

Charlotte County Utilities (CCU) requested an easement over the entire length and width of the targeted segment. Staff determined that this request was mostly speculative in nature and would place an unreasonable burden upon the applicants. All of the San Souci Subdivision is currently on well and septic, and is not serviced by CCU. If water and/or sewer became available to this neighborhood, the applicants would still have the ability to access it from the northeast corner of their property where it meets the remainder of River Drive, or from the northwest corner of their property where it meets Cyrano Drive. The same is true for the other abutting lots, which are all under one ownership.

**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
**Zoning**

18400 Murdock Circle, Port Charlotte, FL 33948  
Phone: 941-764-4954 | Fax: 941-743-1598

## **Departmental Reviews**

**Addressing** has reviewed the application and had no comments.

**CCU** has reviewed the application and had the following comments:

The subject street vacation is approved w/condition. CCU would like to retain a utility easement the full width and length of the vacated roadway.

**Comprehensive Planning** has reviewed the application and had no comments.

**Engineering** has reviewed the application and had the following comment:

Stormwater has no objection to this petition.

**Environmental Health** has reviewed the application and had no comments.

**GIS** has reviewed the application and had the following comment:

Since the adjacent land owner has no objections to vacating River Drive, I do not see any issues with the vacation.

**LIS** has reviewed the application and had no comments.

**Land Development** has reviewed the application and had the following comments:

Approval of this street vacation will successfully resolve an open Code Enforcement case. No residents will be denied reasonable access to their property as a result.

**Property Appraiser's Office** has reviewed the application and had no comments.

**Real Estate Services** has reviewed the application and had no comments.

**Transportation** has reviewed the application and had no comments.

**Zoning/Current Planning** has reviewed the application and had no comments.

**Zoning/Environmental** has reviewed the application and had the following comments:

A GIS aerial review has been conducted by staff. The right-of-way is partially developed with a road surrounded by native vegetation.

As this proposal moves forward, Zoning/Environmental recommends the following conditions to be reviewed for compliance prior to any land clearing, development, or permit approvals.

Any tree removal or site clearing, including underbrush, must comply with Chapter 3-9-100.3 Tree Removal Requirements, of the County Code. If heritage trees are found to occur on site, the provisions of Chapter 3-9-100.3(e.) of the County Code must be followed.

The above referenced property is located in a Scrub Jay area per the U.S. Fish and Wildlife Service. The Charlotte County Scrub Jay Habitat Conservation Plan (HCP) application will need this form completed in its entirety, notarized and the original returned and fees assessed before release of a Tree/building permit. If you choose not to utilize the county wide HCP you may request a review and determination from the U.S. Fish and Wildlife Service.

The applicant is advised that the Zoning/Environmental site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

### **RECOMMENDATION**

**Community Development** recommends approval of SV-16-02-02.





CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

STREET VACATION APPLICATION

Date Received: 2/16/16	Date of Log-in: 2/16/16
Petition #: SU-16-02-02	CAP# VST-16-00002
Receipt #: 201714	Amount Paid: \$1,315.00

1. Name of street(s) to be vacated: RIVER DRIVE

2. Parties involved in the application

A. Name of Applicant\*: PATRICIA + JACOBUS VAN TONDER - AKA "TINY"

Mailing Address: 29175 RIVER DRIVE

City: Punta Gorda State: FL Zip Code: 33982

Phone Number: 954-465-3855 Fax Number: ---

Email Address: PATVANTONDER@gmail.com

\* The applicant must own property fronting on the right-of-way to be vacated

B. Name of Agent: N/A

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

C. Name of Surveyor: Robert Smith

Mailing Address: 5500 Sabel Palm Lake

City: Punta Gorda State: FL Zip Code: 33982

Phone Number: 941-639-4123 Fax Number:

Email Address: puntagordabay@hotmail.com

3. Applicant's Property ID #: 402324329001

4. Total acreage of street to be vacated: 0.11

5. Commission District: 1

6. Purpose of request:

THE ROAD STOPS IN OUR FRONTYARD - ~~GOES~~ ???  
TREES ON THE PROPERTY NOW - WANT TO KEEP PROPERTY MAINTAINED

## AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street Vacation and that data and other supplementary matter attached to and made part of the application are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 16 day of February, 2016, by Patricia Sue Boothout Van Tonder who is personally known to me or has/have produced FLDL as identification and who did take an oath.

Stephanie Raucci  
Notary Public Signature

Patricia Van Tonder  
Signature of Applicant/Agent

Notary Printed Signature

Patricia Van Tonder  
Printed Signature of Applicant/Agent

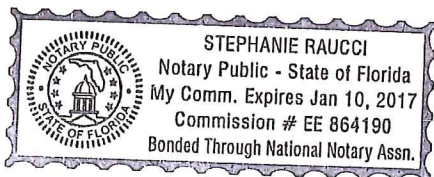
Title

29175  
Address

Commission Code

29175 River Drive - Punta Gorda FL  
City, State, Zip 33982

954-465-3855  
Telephone Number



Attention: Charlotte County Govt.- Steven A Ellis

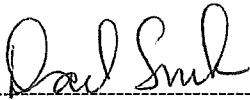
03/27/2015

This letter is to confirm that I, David Smith have no objection to vacating the terminal end of River Drive.  
Punta Gorda, FL 33982

Owner consenting: David Smith

Land is adjacent to road.

Address: 29199 Livingston Dr. Punta Gorda, FL 33982

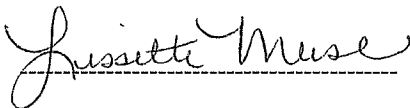


David Smith

State of FL

County of Charlotte

Notary- 3/27/2015 *for David Smith, FL DL*



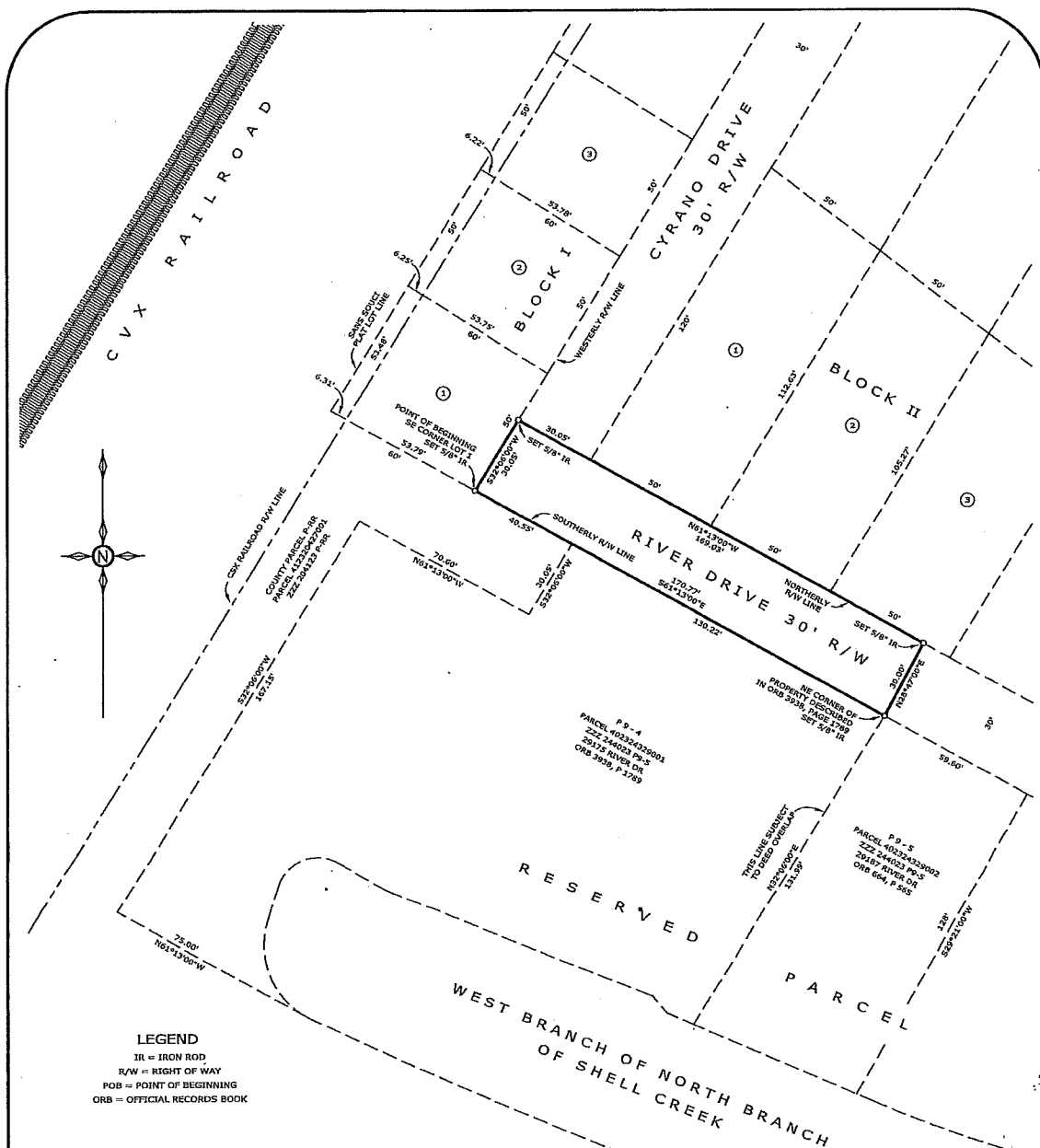
Lissette Muse

Commission Expires 11/08/2016



Lissette Muse  
Notary Public  
State of Florida  
My Commission # EE 850382  
Expires: November 8, 2016





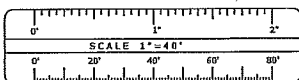
**REAL PROPERTY DESCRIPTION** Written by this Surveyor  
 A parcel of land lying within River Drive, of Sans Souci Plat of Lodge Sites, Unit "A" Subdivision, as recorded in Plat Book 1, Page 48, of the public records of Charlotte County, Florida, being more specifically described as follows:

Begin at the Southeast corner of Lot 1, Block I, being the Intersection thereof with the Westerly right of way line of Cypress Drive and the Southerly Right of Way line of River Drive, thence bear South 61° 13' 00" East, along the Southerly Right of Way line of River Drive, a distance of 170.77 feet to the Northeast corner of real property described in Official Records Book 393B, Page 1789; thence North 28° 47' 00" East, 30.00 feet to the Northerly right of way line of River Drive; thence North 61° 13' 00" West, along the Northerly Right of Way line of River Drive, a distance of 169.03 feet to the Westerly right of way line of Cypress Drive; thence South 32° 05' 00" W, along the Westerly Right of Way line of Cypress Drive, a distance of 30.05 feet to the Point of Beginning.

Containing 5,097 square feet.

#### SURVEYOR'S NOTES

1. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ILLUSTRATE AND MONUMENT THE LOCATION OF A REAL PROPERTY DESCRIPTION WRITTEN BY THIS SURVEYOR.
2. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THIS SURVEYOR.
4. SURVEYOR WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, A TITLE SEARCH ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE. ALL EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND SIMILAR MATTERS SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
5. THE LOCATION OF UNDERGROUND & OVERHEAD UTILITIES IMPROVEMENTS, FOUNDATIONS, IRRIGATION SYSTEMS, UTILITY LINES, ARE NOT SHOWN PER CLIENT'S REQUEST.
6. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
7. BEARINGS & DISTANCES IN COMPLETE ACCORDANCE WITH PLAT UNLESS SHOWN OTHERWISE.
8. BEARINGS BASED ON RECORD PLAT.
9. SURVEY COMPLETED JANUARY 30, 2016.



ROBERT OREN SOUTH FLORIDA LAND SURVEYOR 2568  
 5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33982  
 EMAIL: PUNTAGORDABOY@HOTMAIL.COM  
 PHONE: 941-639-4123 - WEB PAGE: LS2668.COM



#### BOUNDARY SURVEY

SANS SOUCI SUBDIVISION PLAT  
 OF LODGE SITES UNIT "A"  
 PLAT BOOK 1, PAGE 48  
 SECTION 24, TOWNSHIP 40S, RANGE 23 EAST  
 CHARLOTTE COUNTY, FLORIDA



# CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA

## Real Property Record

Show 2016

Show 2015

Show 2014

Show 2013

Show 2012

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

### General Parcel Information for 402324329001 for the 2016 Tax Roll

Parcel ID:	402324329001	Property Address:	29175 RIVER DR
Old Parcel ID Number:	00711340005005	Property Zip Code:	33982
Business Name:		Section-Township-Range:	24-40-23
Map Number:	5A24S	Zoning Code:	PKR
Current Use:	SINGLE FAMILY	Roads:	UNPAVED
Future Land Use (Comp. Plan):	LOW DENSITY RESIDENTIAL	Taxing District:	104
Utilities: This data is no longer available. Please contact your utilities provider.		Market Area/Neighborhood/Subneighborhood:	03/61/00
Waterfront:	YES	SOH Base Year:	2016

### FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0251F	OUT	IN	8AE	12015C	COBRA OUT	120061	8	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Click here for definitions.](#)  
For more information, please contact Building Construction Services at 941-743-1201.

### Ownership Information

VAN TONDER JACOBUS M & PATRICIA B 29175 RIVER DR PUNTA GORDA, FL 33982
--

Ownership current through: 1/31/2016

### Sales Information

Date	Book/Page	Sales Codes	Qualification/Disqualification Code	Selling Price
8/1/1990	<a href="#">1121/1115</a>	IMPROVED		\$38,000
2/1/1992	<a href="#">1206/1277</a>	IMPROVED		\$42,666
9/1/2001	<a href="#">1946/1198</a>	IMPROVED		\$200,000
12/1/2002	<a href="#">2149/152</a>	IMPROVED		\$2,000
11/30/2011	<a href="#">3614/871</a>	IMPR-MULTI	05	\$159,500
1/12/2015	<a href="#">3938/1798</a>	IMPR-MULTI	11	\$100
1/13/2015	<a href="#">3938/1795</a>	IMPR-MULTI	11	\$100
1/14/2015	<a href="#">3938/1789</a>	IMPR-MULTI	05	\$150,000
1/14/2015	<a href="#">3938/1792</a>	IMPR-MULTI	11	\$100

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for description of code. Codes are not available prior to 2003.

2016 Preliminary tax roll values are not yet available.  
Preliminary values are typically available mid-August.  
For the most up to date values, [see the 2015 tax year.](#)

### Tax Information

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Unit Rate	Units	Depth	Table/ Factor	Acreage
1	ZZZ 244023 P9-4	0100	PKR	ACRE	\$210,000.00	0.589	0		0.589

Land Value may be adjusted due to scrub jay habitat. [To determine if this parcel is within scrub jay habitat click here.](#)

### Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0002	Dock Wood (sq. Ft.)	150	1990	1990
0320	Paving Concrete (sq. Ft.)	72	2000	2000
0320	Paving Concrete (sq. Ft.)	136	2000	2000
0320	Paving Concrete (sq. Ft.)	216	2000	2000
0320	Paving Concrete (sq. Ft.)	150	2011	2011

[View Building Sketch](#)

## Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Living Area	A/C Area	Total Area
1	SINGLE FAMILY RES	2.5	0100	1990	1990	1	0	0	8	1936	1936	2336

## Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	904	Slab Porch (SF) with Roof	Porch/Deck	320	100	1990	1990	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	80	100	1990	1990	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	1990	1990	Construction Component
1	212	Metal, Copper or Terne	Roofing	0	100	1990	1990	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1990	1990	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1990	1990	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1990	1990	Construction Component
1	602	Plumbing Rough-Ins (#)	Miscellaneous	1	100	1990	1990	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1990	1990	Construction Component
1	40109	Fill	Segregated Costs	4	100	1990	1990	Construction Component
1	40529	Security System	Segregated Costs	0	100	1990	1990	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1990	1990	Construction Component

## Legal Description

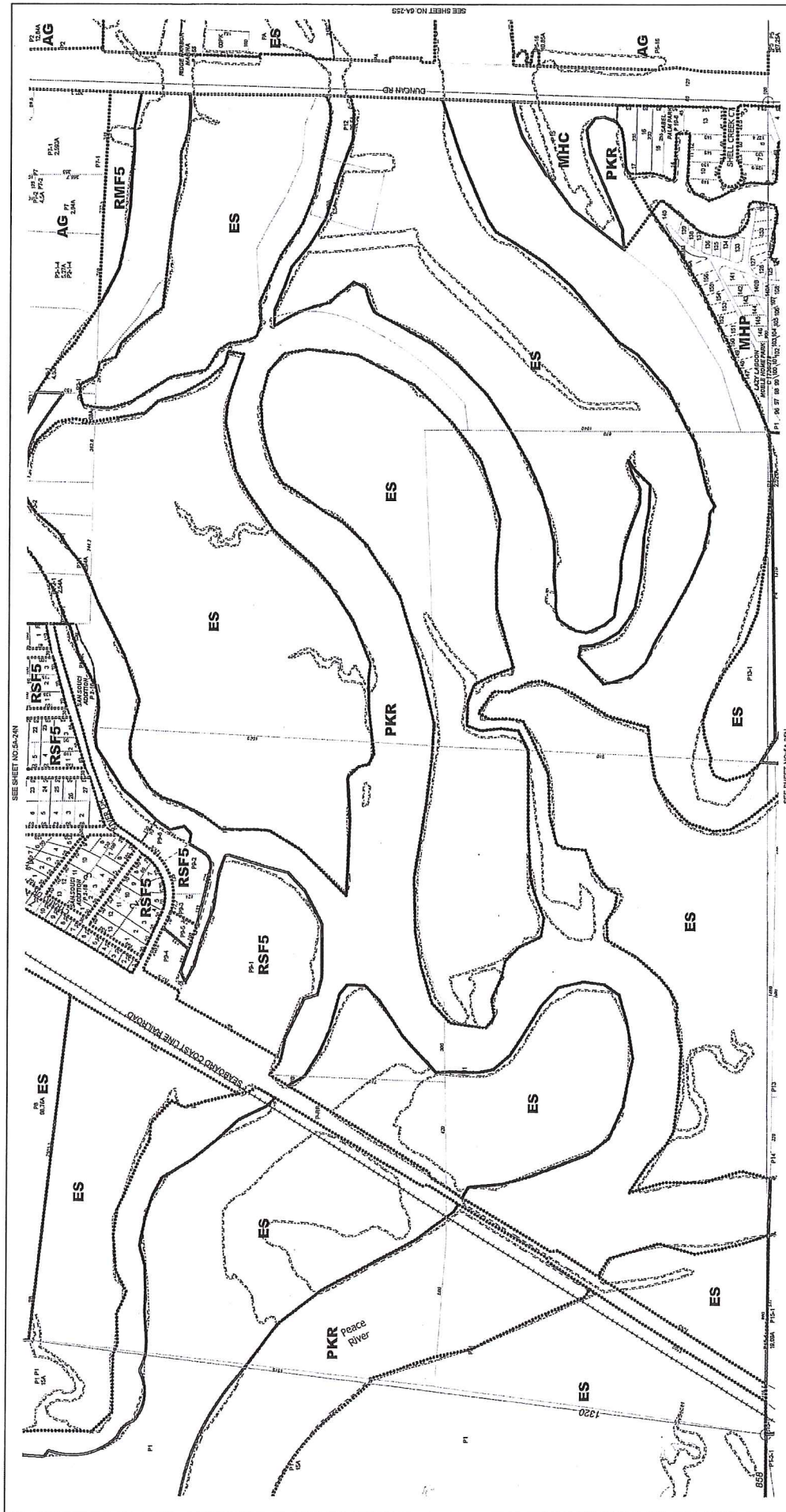
Short Legal	Legal Description
ZZZ 244023 P9-4	24-40-23 P-9-4 .589 A M/L COM AT SW COR LT 1 BLK 1 SAN SOUCI UNIT AE 100.06FT FOR POB CONT ALG S RW RIVER DR 130FT M/L S 134FT M/L TO MHWM OF SHELL CREEK MEANDER ALG CANAL WLY 151FT M/L TO END OF CANAL NW 75FT M/L TO E BDY OF 30 FT RD TH N ALG RD 167.15FT E 70.8FT TO POB RP1311&12 570/1166 593/1464 646/1131 672/631 686/998 714/621-623 725/1250 UNREC AG/DEED 1121/1115 1162/2080 AGMT1206/1277-KROS 1594/455 1594/457 1839/1454 1946/1198 2149/152 3614/871 3938/1789 3938/1792 3938/1795 3938/1798

Data Last Updated: 2/16/2016- Printed On: 2/16/2016.

[View Map](#)
[New Search](#)
[Help](#)
[Home](#) • [Send Us Email](#)

Copyright © 1997-2014 Charlotte County Property Appraiser. All rights reserved.





This map was prepared by the Florida Department of Transportation (FDOT) for the purpose of showing the location of the proposed project. It is not intended to be used for any other purpose. The map is not a legal document and should not be used for any legal purpose. The map is not a survey and should not be used for any surveying purpose. The map is not a plan and should not be used for any planning purpose. The map is not a map and should not be used for any mapping purpose.

DATE: 1/1/2011  
 DRAWN BY: [Name]



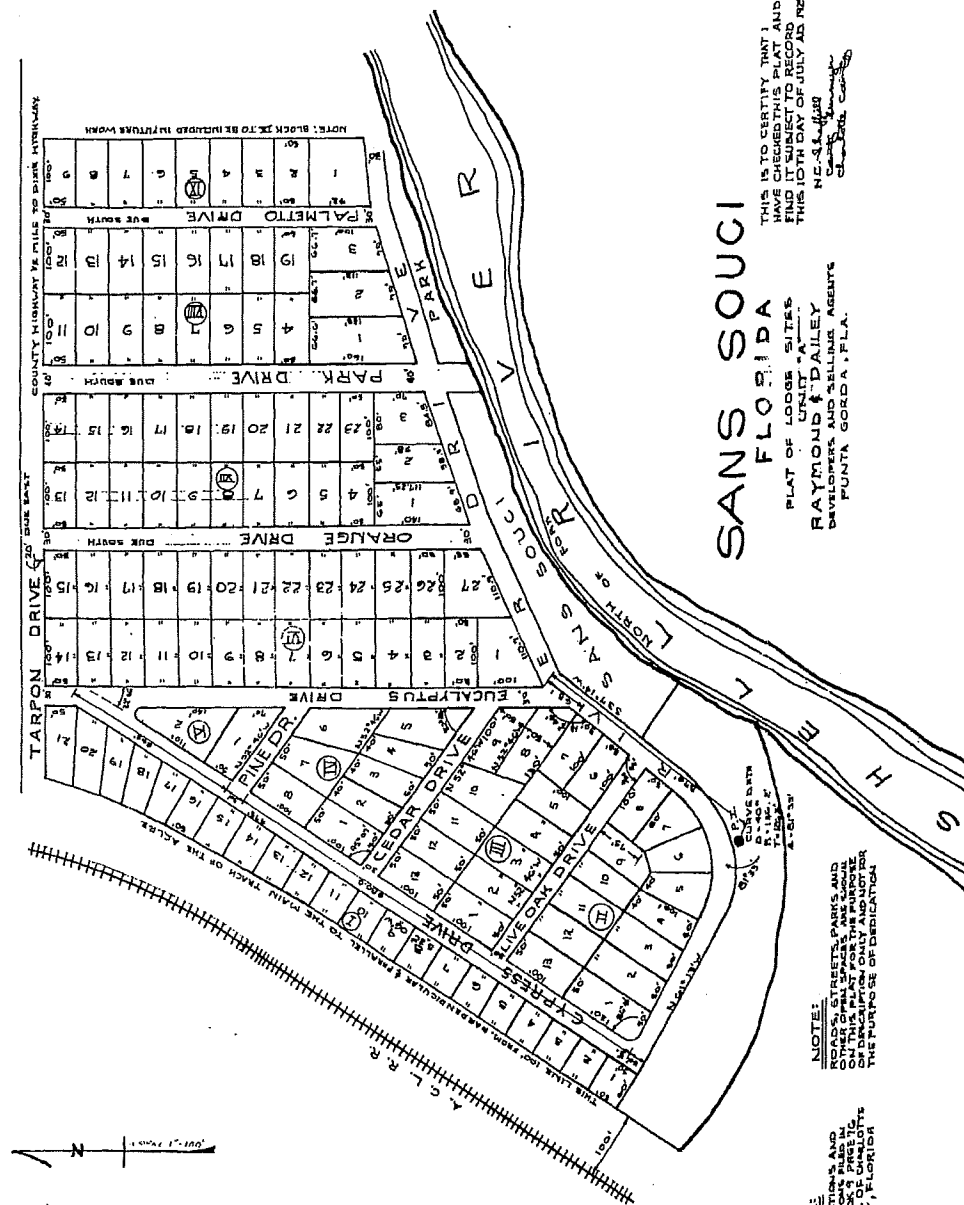
S 1/2 Sec. 24 T.40S R.23E  
 Charlotte County, Florida

0 200 Feet

MAP PAGE  
 LOCATOR



SHEET  
 NUMBER  
 5A-24S



# SANS SOUCI FLORIDA

PLAT OF LODGE SITES  
UNIT "A"  
RAYMOND & DAILEY  
DEVELOPERS AND SELLING AGENTS  
PUNTA GORDA, FLA.

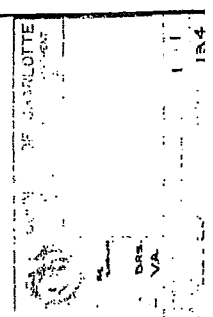
THIS IS TO CERTIFY THAT I  
AS REGISTERED PLAT AND  
FIND IT SUBJECT TO RECORD  
THIS 10TH DAY OF JULY AD 195  
NC-311122  
Charles C. Gorda

NOTE:  
ROADS, STREETS, PARKS AND  
RECREATION ARE SHOWN  
ON THIS PLAT FOR THE PURPOSE  
OF DEDICATION ONLY AND NOT FOR  
THE PURPOSE OF DEDICATION

NOTE:  
DEDICATIONS AND  
RECORDS ARE PREPARED  
BY THE ENGINEER AND NOT FOR  
COUNTY, FLORIDA

## NOTE:

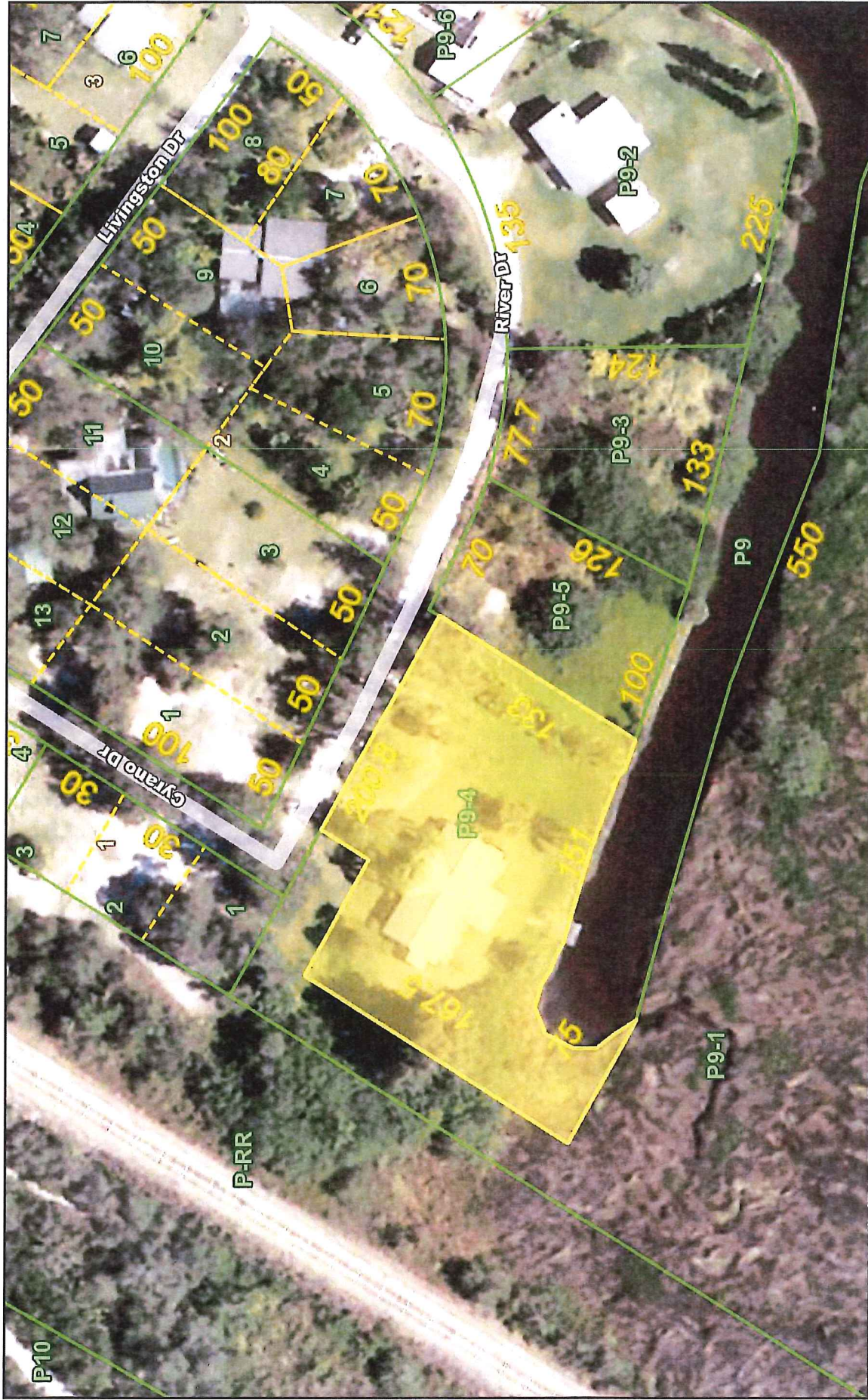
THIS PLAT IS A COTTAGE TRAIL DEVELOPMENT  
PREPARED BY THE CHARLOTTE COUNTY  
ENGINEERING OFFICE AS OFFERED TO THE  
COUNTY ENGINEER FOR RECORD AND  
NOT SUBJECT OF REPRODUCTION IN THIS PLAT.







## Map Layout







Charlotte County Government  
"To exceed expectations in the delivery of public services"  
www.charlottecountyfl.gov

## OFFICIAL RECEIPT

Trans Number : **201714**

Date Issued. : 02/16/2016

Application No. : VST-16-00002

Project Name : N/A

Received From : Jacobus and Patricia Van Tonder

Applicant : Jacobus and Patricia Van Tonder

DBA : Jacobus and Patricia Van Tonder

Address : 29175 River Dr  
Punta Gorda, FL 33982

### PAYMENT INFO

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
<b>Check</b>			
STREET_VAC STREET VACATION	3035	\$1,315.00	
		<b>\$1,315.00</b>	Total Check

Total Receipt Amount: **\$1,315.00**

Change Due: \$0.00

Cashier ID : GARCIAA

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
VST-16-00002	247899	\$1,315.00	
<b>Total Amount :</b>		<b>\$1,315.00</b>	

**Community Development Department**  
Permitting | Licensing | Building Code | Plans Examiner | Inspections  
18400 Murdock Circle | Port Charlotte, FL 33948  
Phone: 941.743.1201 | Fax: 941.743.1213

## Ellis, Steven

---

**From:** Hunter, Judy  
**Sent:** Thursday, February 25, 2016 4:10 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-16-02-02, River Drive

The subject street vacation is approved w/condition. CCU would like to retain a utility easement the full width and length of the vacated roadway.

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

*"To Exceed Expectations in Delivery of Public Services"*

---

**From:** Ellis, Steven  
**Sent:** Thursday, February 18, 2016 2:46 PM  
**To:** Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Derheimer, Suzanne; Gilbreath, Gina; MacDonald, John; Vance, David; Collins, Gerry; Alexander, Debbie; Irish, Stan; DUrso, Chris; Hunter, Judy; Nocheck, Elizabeth; Anspach, Dawn  
**Cc:** Cullinan, Shaun; Clim, Diane  
**Subject:** SV-16-02-02, River Drive

Please review attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Voice: 941-764-4954  
Fax: 941-743-1598  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

## Ellis, Steven

---

**From:** Pederzolli, Gary  
**Sent:** Tuesday, March 08, 2016 2:23 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-16-02-02, River Drive

Steven,

Since the adjacent land owner has no objections to vacating River Drive. I do not see any issues with the vacation.

Gary M. Pederzolli  
GIS Programmer  
Information Technology Department  
Budget & Administrative Services Department  
Charlotte County Government  
18500 Murdock Circle  
Port Charlotte, FL 33948

Office: (941) 764-5512

Fax: (941) 743-1957

[Gary.Pederzolli@charlottecountyfl.gov](mailto:Gary.Pederzolli@charlottecountyfl.gov)

[www.CharlotteCountyFl.gov](http://www.CharlotteCountyFl.gov)

"To Exceed Expectations in the Delivery of Public Services"

**From:** Ellis, Steven  
**Sent:** Thursday, February 18, 2016 2:46 PM  
**To:** Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Alexander, Debbie <Debbie.Alexander@charlottecountyfl.gov>; Irish, Stan <Stan.Irish@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>  
**Cc:** Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>  
**Subject:** SV-16-02-02, River Drive

Please review attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Voice: 941-764-4954  
Fax: 941-743-1598  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)



**Ellis, Steven**

---

**From:** Aiuto, Phil  
**Sent:** Tuesday, March 01, 2016 1:21 PM  
**To:** Ellis, Steven  
**Subject:** SV-16-02-02

Steven,

**SV-16-02-02 Street Vacation** River Dr.

*Stormwater* has no objection to this petition.

Should you have any questions or need additional information, please let me know.

Thanks,

**R. Phil Aiuto, P.E.**

Charlotte County

Stormwater Projects Engineer

Public Works - Engineering

Phone: 941-575-3650

[Phil.aiuto@charlottecountyfl.gov](mailto:Phil.aiuto@charlottecountyfl.gov)

## **Ellis, Steven**

---

**From:** Alexander, Debbie  
**Sent:** Friday, February 26, 2016 10:53 AM  
**To:** Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Aiuto, Phil; Ford, Steven; Carson, Robert; Ouimet, Jason; Amendola, Andy; Bliss, Karen  
**Cc:** Payette, Paul; Walter, Bradford; Stefan, Patricia; Peruvera, Carlos; Ellis, Steven  
**Subject:** SV-16-02-02 - Street Vacation - River Drive

No objections,

### **Debra F. Alexander**

Real Estate Specialist I  
Real Estate Services Division  
Budget and Administrative Services Department  
Charlotte County Government  
(941) 764-5589  
(941) 764 5591 (Fax)  
[www.Debbie.Alexander@CharlotteCountyFL.gov](mailto:www.Debbie.Alexander@CharlotteCountyFL.gov)  
"To Exceed Expectations in the Delivery of  
Public Services"



February 19, 2016

Steve A. Ellis  
Charlotte County Government

**Re: Petition to vacate street Located:  
Terminal end of River Dr.**

Dear Mr. Ellis

After review your request to Vacate the Street, it has been determined that Comcast Cable does not object to the request to vacate the Street in question.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett'.

Bruce Drackett  
Project Manager

Cc. Stan Irish



# **INTEROFFICE MEMORANDUM**

## **Community Development**

**To: Steven Ellis**

**FROM: Gerry Collins**  
**Design Technician - Addressing**

**DATE: 02/18/2016**

**RE: Addressing Comments**  
**April 11, 2016, P&Z / May 24, 2016, BCC**

**SV-16-02-02 – River Drive – Tiny and Patricia Van Tonder**

**I have no comment on this application.**

**Ellis, Steven**

---

**To:** Irish, Stan  
**Subject:** RE: SV-16-02-02

**From:** Steve Adams [<mailto:SAdams@ci.punta-gorda.fl.us>]  
**Sent:** Tuesday, February 23, 2016 9:52 AM  
**To:** Irish, Stan <[Stan.Irish@charlottecountyfl.gov](mailto:Stan.Irish@charlottecountyfl.gov)>  
**Subject:** RE: SV-16-02-02

Stan:

The subject is not in the Punta Gorda Utility Service Area. Punta Gorda Utilities has No Objection to this request. Do you normally send a form similar to attached PTO 15-239? Or is this email sufficient for your records? Let me know if we can help.

Steve Adams, Utility Engineering Manager

941-575-3339 [sadams@ci.punta-gorda.fl.us](mailto:sadams@ci.punta-gorda.fl.us)

Please note: Florida has a broad public records law. Most written communications to City officials are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

---

**From:** Irish, Stan [<mailto:Stan.Irish@charlottecountyfl.gov>]  
**Sent:** Friday, February 19, 2016 8:27 AM  
**To:** Steve Adams; [gonzalo\\_rojas@cable.comcast.com](mailto:gonzalo_rojas@cable.comcast.com); Barnett, William L ([William.L.Barnett@CenturyLink.com](mailto:William.L.Barnett@CenturyLink.com));  
McCullers, Nicholas ([Nicholas.Mccullers@fpl.com](mailto:Nicholas.Mccullers@fpl.com))  
**Cc:** Ellis, Steven  
**Subject:** SV-16-02-02

SV-16-02-02---Applicant: Tiny and Patricia Van Tonder

Along with this memo, you are receiving a PDF of the file material for your review.

Please review the above-referenced petition and return your graphics, findings, and analyses to me as soon as possible (map graphics no later than March 24<sup>th</sup>, 2016). This is a legislative public hearing.

If you have any questions about the material in this distribution, or the information below, please contact me.

Thank you

Stan Irish, Land Development Coordinator  
Public Works  
Right of Way/Stormwater  
18400 Murdock Circle  
Port Charlotte, FL 33948-1074  
Phone 941.743.1264 Fax 941.764.4905 Cell 941.268.6886  
[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)



# Charlotte County Government

*"To exceed expectations in the delivery of public services."*

[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)

## MEMORANDUM

**Date:** March 23, 2016  
**To:** Steven Ellis, Planner II  
**From:** Susie Derheimer, Environmental Specialist  
**Subject:** SV-16-02-02  
River Drive Vacation  
Portion abutting 29175 River Dr.

The Current Planning and Zoning Environmental Review Section (ERS) have reviewed the above referenced petition for **Environmental and Tree and Landscaping compliance** and offer the following comments:

A GIS aerial review has been conducted by staff. The right-of-way is partially developed with a road surrounded by native vegetation.

As this proposal moves forward, the Environmental Review Section recommends the following conditions to be reviewed for compliance prior to any land clearing, development, or permit approvals.

1. Any tree removal or site clearing, including underbrush, must comply with **Chapter 3-9-100.3 Tree Removal Requirements**, of the County Code. If heritage trees are found to occur on site, the provisions of **Chapter 3-9-100.3(e.)** of the County Code must be followed.
2. The above referenced property is located in a Scrub Jay area per the U.S. Fish and Wildlife Service. The Charlotte County Scrub Jay Habitat Conservation Plan (HCP) application will need this form completed in its entirety, notarized and the original returned and fees assessed before release of a Tree/building permit. If you choose not to utilize the county wide HCP you may request a review and determination from the U.S. Fish and Wildlife Service.

### COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598



The applicant is advised that the Charlotte County ERS site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

For any questions pertaining to this application you may contact me at (941)743-1290.

SD

P:\ANIMAL\Street\_Vacations\2016\SV-16-02-02(RiverDriveVacation).doc

**COMMUNITY DEVELOPMENT DEPARTMENT**

Planning and Zoning Division  
18500 Murdock Circle | Port Charlotte, FL 33948  
Phone: 941.743.1242 | Fax: 941.743.1292